



£525,000

22 St. Andrews Road, Montpelier, Bristol, BS6 5EH

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22 St. Andrews Road Montpelier, Bristol, BS6 5EH

A three-bedroom Victorian terrace located on St Andrews Road in Montpelier, sold with no onward chain. The property, which is presented to a good standard throughout, is arranged over two floors and offers three bedrooms, two receptions and a kitchen/diner to the rear.

The sitting room has double-glazed bay sash windows to the front with views over Montpelier Park; the room retains a decorative cornice and a cast iron period fireplace. The second reception has a cast iron fireplace, built-in cabinetry and a sash window. The kitchen/diner to the rear has plenty of room for a large dining table, stripped wooden floorboards, a cast iron feature fireplace and a dresser in the dining area; the kitchen has a range of wall and base units with space for freestanding appliances, tiled flooring and a door to the rear garden.

On the first floor are three bedrooms and a bathroom. The neatly decorated and carpeted principal bedroom spans the entire property width. It has a period fireplace, double-glazed bay sash windows, and a picture window at the front. The adjacent second double bedroom is carpeted with a period fireplace and a sash window overlooking the garden. Bedroom three at the rear of the property is



currently furnished as an office but could accommodate a bed and enjoys views towards the City. The bathroom is between bedrooms two and three and comprises a panelled bath with shower, part tiled walls and a pedestal wash hand basin. There is a drop-down ladder to a boarded loft room with power sockets, lighting, skylight windows and access to eaves storage. This could be converted subject to the relevant permissions.

Externally, the front of the property possesses the classic Victorian facade with a double bay frontage. The pleasant rear garden enjoys a south-easterly aspect and is presented in two sections: a paved patio area with steps leading up to an additional area that could be lawned with beds to its borders. You can catch views towards Cotham and Kingsdown from this elevated part of the garden. There are useful brick-built bin and wood stores.

The property is close to the local shops and cafés along the vibrant Picton Street and near Fairlawn, The Dolphin Primary Schools, and Fairfield and Trinity Secondary Schools. There are excellent transport links nearby, with Montpelier Station only a few minutes away, which offers a direct route into Temple Meads or up to Clifton Downs. Nearby bus stops also provide access to arterial bus routes.





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Approximate Gross Internal Area = 95.81 sq m / 1031.29 sq ft

(Excluding Loft Room, Eaves Storage)

Loft Room Area = 15.64 sq m / 168.34 sq ft

Total Area = 111.45 sq m / 1199.63 sq ft

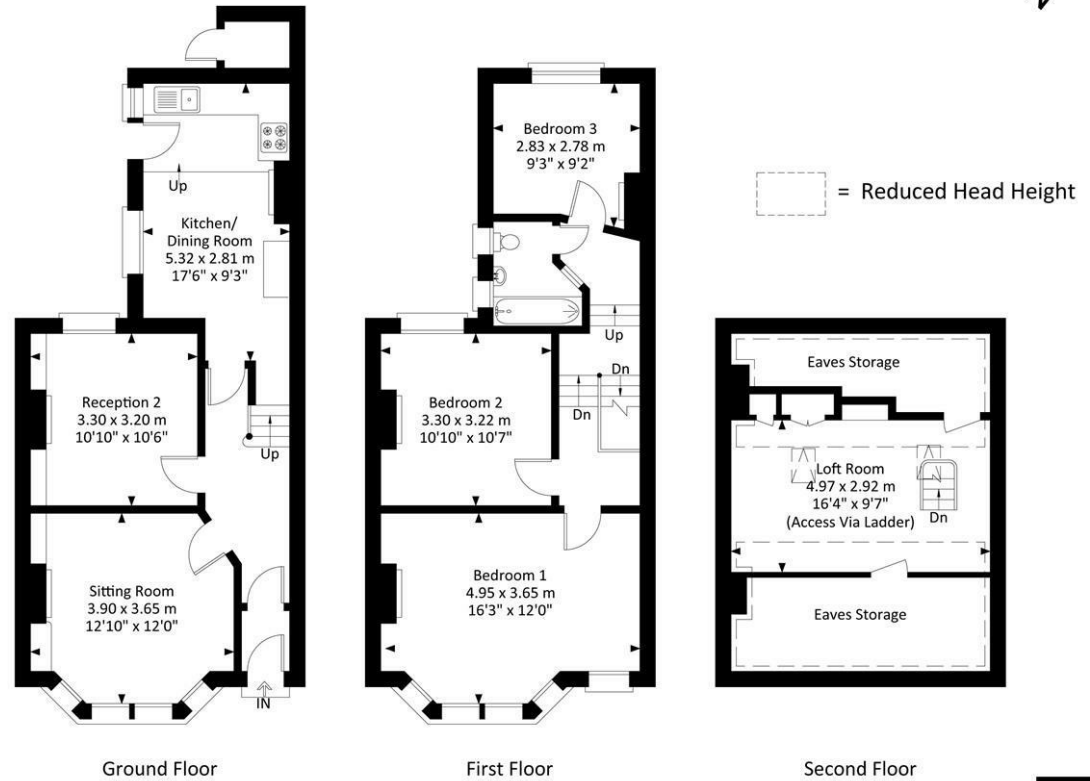


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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